



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
Horace Baldwin, Vice Chairman

PLANNING BOARD MEETING
THURSDAY APRIL 6, 2017
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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MINUTES

I. CALL TO ORDER

NOTE: Cellular phones are to be turned off during the Planning Board meeting, unless otherwise stated (Subject to change by the Board Chairman)

Chairman Ron Scott Bey called the meeting to order at 7:36 p.m. at which time he read the following open public meeting statement:

II. OPEN PUBLIC MEETING STATEMENT

The annual schedule of this meeting has been given to The Courier-News and The Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance to the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

Name													Term Of Office												
	Jan 19	Feb 2	Feb 16	Mar 2	Mar 16	Apr 6	Apr 20	May 4	May 18	Jun 1	Jun 15	Jul 6		Jul 20	Aug 3	Aug 17	Sep 7	Sep 21	Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	Dec 21	
Ron Scott Bey, Chairman	P	P	P	P	-	P																			12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	P	-	P																			12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	E	E	P	-	E																			12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E	P	-	E																			12/31/2017 (1 year)
Anthony Howard	P	P	P	P	-	P																			12/31/2017 (1 year)
Siddeeq W. El-Amin	P	P	P	P	-	P																			12/31/2020 (4 years)
Gordon Fuller	P	P	P	P	-	P																			12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P	P	-	P																			12/31/2017 (4 years)
William Toth	P	E	P	P	-	P																			12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P	P	-	E																			12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P	P	-	P																			12/31/2018 (2 years)

LEDGER: Present (P): Absent (A): Excused (E): Vacancy (V): No Meeting (-)

OTHERS IN ATTENDANCE

Name	Affiliation
Janine G. Bauer, Esq.	Planning Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

IV. **PUBLIC COMMENTS ON NON-AGENDA ITEMS** – Chairman Scott Bey opened the meeting for public comments on items that are not on the agenda. Hearing none, the public portions on non-agenda items were closed.

V. **MINUTES** – none

VI. **RESOLUTION(S) (Memorialization)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD / CBD Zone Transit Oriented Development Downtown/Central Business District

➤ Chairman Scott Bey asked if the board had any questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member McKenna, the board voted as follows granting amendment to the final site plan approval as stipulated.

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Scott Bey	Howard	McKenna	Person	Toth
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Five in favor. None opposed. None abstained.

VII. **DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2012-06	Latino Heat Bar & Grill, LLC	308 Watchung Avenue	840	1	TODD/CBD Transit Oriented Development/Central Business District
8/18/16 (1 st hearing) carried; 10/6/16 carried; 11/17/16 carried; 1/19/2017 carried; 4/6/17					

➤ Chairman Scott Bey received a letter from the applicant's attorney requesting adjournment to June 2017. The Board expressed concern about the amount of time, therefore it has been recommended to dismiss this application without prejudice. On a motion by Board Member McKenna and seconded by Board Member Fuller, the board voted as follows to dismiss this proposal to construct a one-story addition to the existing building without prejudice.

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Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Person
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Eight in favor. None opposed. None abstained.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2014-02	SRJN, LLC	1140-1142 South Avenue	623	5	NC Neighborhood Commercial

➤ Chairman Scott Bey read a letter for the record saying that the applicant is requesting adjournment to May 18, 2017 board meeting. The applicant is requesting preliminary and final site plan approval to construct a two-story addition to an existing one-story building (retail liquor

store). The addition will add space to the retail store on the first floor, and the upper floors will contain six (6) two-bedroom residential apartments. The proposal for surface parking spaces is 21.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1) Capital Project Review for Union County Project for Netherwood Avenue Bridge Replacement. Mr. Joseph J. Altavilla, Jr., Esq. represented on behalf of Union County. Mr. Paul Leso, Licensed Professional Engineer, Land Surveyor and Planner, and Mr. Ray Sullivan, Traffic Signal Project Manager both was sworn in to provide testimony on behalf of the Union County Project Review regarding the Netherwood Avenue Bridge Replacement.

- Planning Director Nierstedt reported on a meeting held a few days ago in regards to the projects that will be undertaken by Union County. He said it was a positive meeting at which time the city looks forward to a positive outlook.
- Mr. Altavilla explained that the project for Netherwood Avenue Bridge is in need of replacement. In addition, upgrades needed for traffic control devices, specifically along the West Seventh Street corridor, intersections of Central Avenue, Grant Avenue and Plainfield Avenue to improve traffic safety.
- Mr. Leso said about the replacement of the Netherwood Bridge will be the same as the bridges at Raymond Avenue, Farragut Road and Sanford Avenue.
- The Board questioned the follow in regards to the construction work and if the job went out for bid, time frame, cost, funding source, traffic detour plan, notification to the property owners, communication, water flow to prevent flooding, consideration to property owners to have access to their driveways and anticipation of completion.
- Mr. Leso responded that they anticipate construction work to start later in the summer or as early in the fall for 2017, anticipated completion date from 9 months to 1 year if no delays that can result in the utility locations, cost estimated at \$3.2 million with no cost to the city, and the funding sources are from the state local bridge future needs program for bridges in need of structural replacement. Mr. Leso talked about the traffic detour plan that will be coordinated with the city Police Department. He said the contractor is required to communicate with the property owners in order to have access to their driveways. In addition, Mr. Leso said that construction and contact information will be posted on the County's website. He talked about water flow and in accordance with the DEP regulations they are not to make changes that will impact the flow of water, but they can eliminate a center pier which will control obstruction and debris build up.
- Mr. Ray Sullivan, a Traffic Signal Project Manager explained that he secures federal and state funding for projects. He reported that the North New Jersey Transportation Planning Authority Safety Program is available annually, a grant was prepared and they received an award to provide for a safe haven for pedestrians and motorist at the following intersection located at West Seventh Street corridor at the intersections of Central Avenue, Grant Avenue and Plainfield Avenue due to a rating of higher traffic crash and pedestrian accident areas. He said the traffic signaling at these intersections has not been updated since the 1970's. The design is 95% complete and they anticipate to break ground in the early fall. He stated that during construction the intersections will stay open at all times, but they will also coordinate with the city Police department. Mr. Sullivan talked about the construction includes curbing, sidewalk, ADA ramps, traffic signals with larger lenses, pedestrian count down and roadway resurfacing at the intersection. He reported that in April 2016, Union County, consultant Engineer and North New Jersey Transportation Authority held a public information session coordinated with the Mayor's office and introduced the projects in a power point presentation. He said that he can forward the presentation electronically to Mr. Nierstedt. He said that construction at intersections stay open at all times, but they will also coordinate with the city Police department.
- The board asked if the traffic study includes audible for the hearing impaired, synchronizations and if bus stop upgrades have been considered. Mr. Sullivan replied that audible mainly are located in the heart of the downtown areas, but it is something the city could look into.

He said in regards to synchronizations are reviewed by the consulting and design engineers to include traffic counts, traffic sensor controller, and the measurements for the most safest efficient approach. After there being no further testimony from the professionals, Chairman Scott Bey opened the meeting for public questions, statements and/or comments.

- Ms. Bernice Paglia, of 124 East Seventh Street expressed concern about the taxi cab companies should be informed when construction starts. Mr. Sullivan replied that they will hold a pre-construction meeting and can bring up concerns.
- Nancy Piwowar, of 1129 Myrtle Avenue expressed concern about the detours, signage specifically near the elementary school. Chairman Scott Bey replied, if necessary additional signage is needed and the proper officials will be notified.
- Mr. Brian Price, of 198 Reeve Terr. Made comment in regards to a future plans, if bike lanes can be considered in the plan. Mr. Price said this area is known for a bike path. After there being no further comments from the public, the public portion of the hearing was closed. He then asked if the board had any further questions and/or comments. Hearing none, he entertained a motion.
- On a motion by Board Member Toth and seconded by Board Member El-Amin, the board voted as follows granting a Capital Project Review for replacing the Netherwood Avenue Bridge Project as written.

➤	Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Person
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Eight in favor. None opposed. None abstained.

- 2) Subcommittee Reports – Board Member McKenna reported that the committee will meet in the following week. Board Member El-Amin reported that the committee will meet the third Thursday of the month at 6:30pm second floor conference room.
- 3) Discussion of Workshops for New Jersey State League of Municipalities (NJSLOM) – Chairman Scott Bey announced that he has been elected as a member of the Board of Directors. The committee is looking for workshop subject/topics for discussion at the NJSLOM. He asked that if any members come up with topics that need to be discussed, he asked to forward comments to Planning Director Nierstedt.
- 4) Discussion of Redevelopment Muhlenberg Plan – The board addressed a draft plan prepared by Heyer, Gruel & Associates, Planning Consultants dated March 2017. Chairman Scott Bey announced that no action will be taken. Planning Director Nierstedt made comment that the goal is to bring back a health care facility for this site. The board addressed the draft redevelopment in regards to the existing conditions, definitions of permitted uses, current zoning and land uses, bulk standard regulations and design standards. The discussion included to add dental care services, dwelling units for 55+ housing no more than 120. The board expressed concern about the detail of the draft redevelopment plan and opined that it can be discouraging for developers. After there being no further discussion of the board, Chairman Scott Bey opened the meeting for public questions and/or comments.
Public Comments: A resident, of 830 Carlton Avenue made comment that if JFK is saying that they cannot have a hospital particularly with the many crimes. Also, there needs to be a maternity center clinic. She said while the plan calls for a medical mall, she will always say we need a hospital. Chairman Scott Bey reiterated that the discussion is not for the hospital, but the only restrictions are on that site is the emergency room, the nursing school and the dialysis center. Ms. Robin Bright, of 1282 Marion Avenue reported she read a recent article that JFK is under contract with another hospital to buy them out and she asked about whatever restrictions if sold that restriction continues to apply. Ms. Bright also asked about demolish, build, aesthetics. Planning Director replied there is no site plan yet. Many of the people oppose services that involve specific psychiatric services. Mr. Rowand Clark, of 978 Madison Avenue made comment that Muhlenberg in the past provided viable medical services and was the largest public employer of dependent doctors. He talked about number of smaller single family homes in the area and that the existing zone allows for 105 to 120 affordable three or four bedroom homes and serves best as a contributor in the community. He said that

this community lacks smaller single family homes, because developers are building larger homes. Nancy Piwowar, of 1129 Myrtle Avenue expressed concern that there is not allowed a restriction on the Federal Fair housing law act and maybe add a holistic care. Chairman Scott Bey emphasized the redevelopment plan is a draft and only non-binding. After there being no further questions/comments and/or statements from the public, the public portion of the hearing was closed.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:32 p.m. on a motion by Board Member Fuller, seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.4-6-2017